



Los Angeles County Department of Regional Planning


Planning for the Challenges Ahead



Richard J. Bruckner
Director

January 23, 2014

TO: Esther L. Valadez, Chair
Harold V. Helsley, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Andrew Svitek 
Zoning Permits West Section

**SUBJECT: Continued Public Hearing
Project No. R2008-00099-(1)
Conditional Use Permit No. 200800010
RPC Meeting: February 5, 2014
Agenda Item: 6**

The above-referenced item is a request to maintain and operate a recycling collection center for CRV materials in the M-2 Zone of the East Los Angeles Community Standards District.

This project was presented to your Commission on November 13, 2013. Commissioners Valadez, Helsley, Louie, Pedersen and Modugno were present at the hearing. The purpose of this memorandum is to provide the Commission with a revised site plan and elevation drawings that were submitted by the applicant in order to address the following concerns raised regarding the project:

Landscaping and Screening

The Commission expressed concerns about the need for additional improvements to the 100-foot street frontage to ensure the compatibility of the site with the residential area located to the west. There were concerns that the recycling facility would be visible outside of the site, with the storage containers being in the direct line of sight of the driveway from the street to the recycling center.

The revised site plan improves the street frontage as follows:

- A landscaped area 5 feet wide and 50 feet long, for a total landscaped area of 250 square feet, will be located along the exterior of the fence. An irrigation system will be installed to maintain the landscaping in a healthful condition.
- The existing see-through chain link fence will be replaced with a solid fence that will obscure the view of the interior of the property.
- The existing chain link gate will be replaced with a solid wrought iron gate that will be kept closed during non-business hours.

Circulation

The commission expressed concerns about the circulation of vehicles and customers at the site. Because the parking area for the market and the recycling center are located in the rear of the property, it requires that customers of the market (if they arrive by car) or customers of the recycling center walk within a driveway shared with vehicles. The Commission recommended the designation of a walkway along the edge of the building to separate the driving area from the walking area. The applicant has revised the site plan to address this concern and has provided a pedestrian walkway with access to the recycling center and the customer parking area.

There were some questions regarding the unloading areas for customer vehicles and the circulation of flatbed trucks which will pick up and deliver roll-off containers. Deliveries will occur approximately once or twice a month. As shown on the site plan, the layout of the parking lot allows for adequate maneuverability of trucks to be positioned for loading, without crossing into or obstructing any parking spaces. A swap out of containers will be done within 20 to 30 minutes. The truck can be positioned to the north side of the 30-foot wide driveway to allow additional vehicles to travel alongside it and access the parking spaces to the south. Customers dropping off recycling materials will use the parking spaces located along the eastern portion of the site, which are on the left side after entering into the parking lot from the driveway. Customers using the market will be directed by signage and by the attendant, as necessary, to use the western portion of the parking area, which is within closer walking distance to the market. The parking area for the recycling center includes 10 parking spaces and will be more than adequate to accommodate the expected customer traffic, which about 3 customers per hour. Each customer trip typically takes no more than 15-20 minutes, including the time necessary to receive payment at the market.

Cleanliness and Maintenance of the Facility

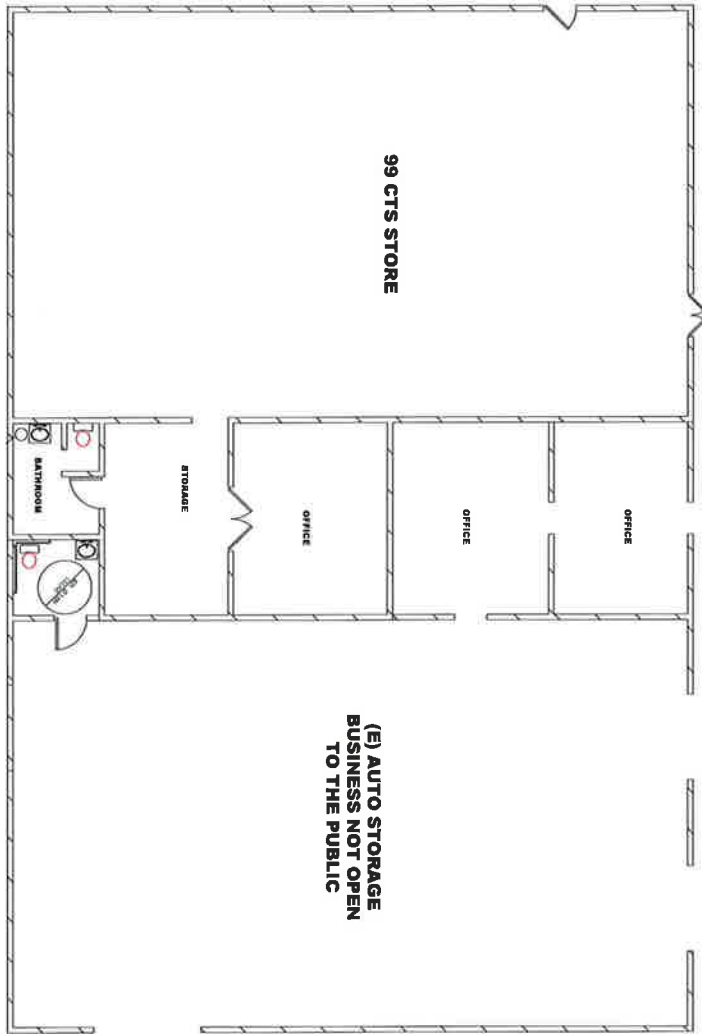
The Commission expressed concerns regarding the need to adequately maintain the cleanliness of the facility and requested that a water hose be available for use by the attendant for regular cleaning of the recycling center area. The applicant has revised the site plan to show that a hose bib will be installed in the rear of the property for use by the recycling facility. The full-time attendant of the recycling center will maintain the area free and clear of debris, trash, and will regularly clean the pavement area to prevent pests and vermin. The permittee will be required to periodically set traps for rodents, as necessary.

If you need further information, please contact Andrew Svitek at (213) 974-6462 or asvitek@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

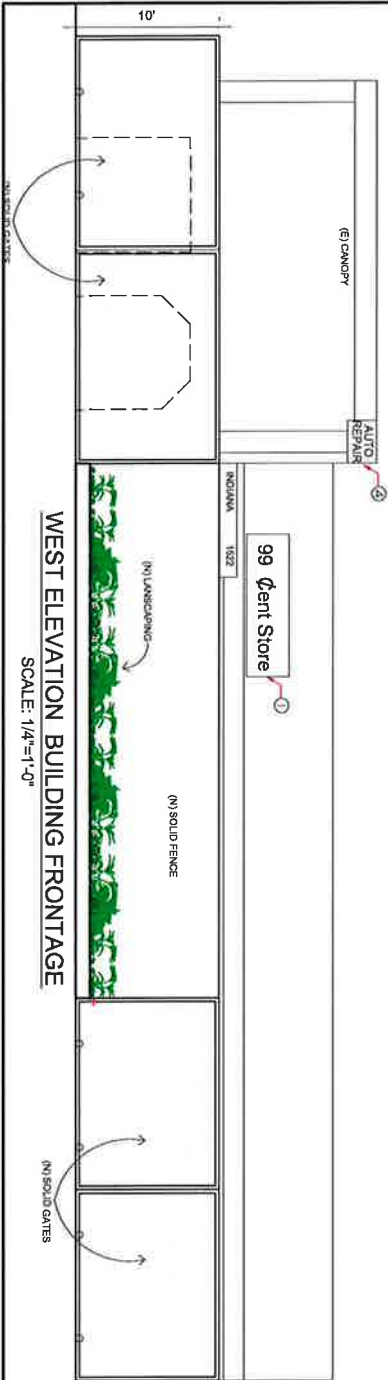
Enclosure(s):

Revised site plan and west elevation frontage, dated January 2014

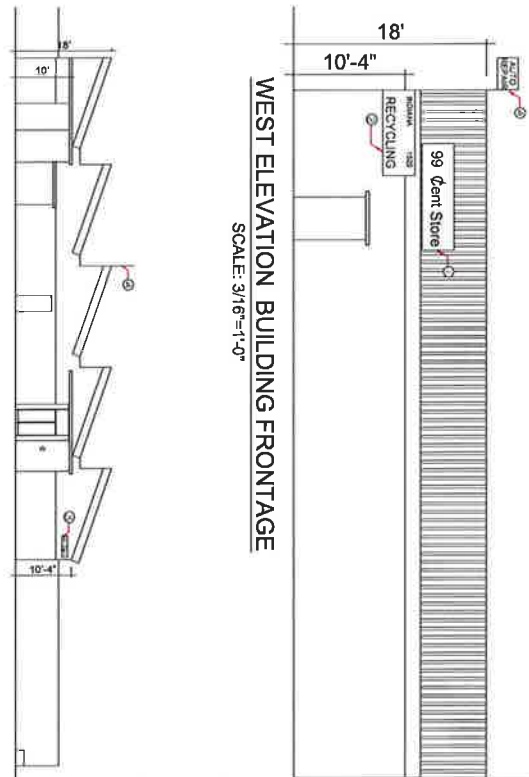
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(E) FLOOR PLAN
SCALE: 3/16"=1'-0"



WEST ELEVATION BUILDING FRONTAGE
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 3/32"=1'-0"

SIGN PROGRAM			
①	99 CTS Store	30 SQ. FT.	SIGN 1
②	RECYCLING	24 SQ. FT.	SIGN 2
③	RECYCLING	4 SQ. FT.	SIGN 3
④	RECYCLING	4 SQ. FT.	SIGN 4
TOTAL		54 SQ. FT.	
BLDG FRONTAGE 720 SQ. FT.			
SIGN = 6%			

EXHIBIT "A"

DATE: JANUARY 2014
SCALE: AS NOTED

PROJECT: BUY BACK RECYCLING CENTER FOR CRV MATERIALS

ADDRESS: 1522 N INDIANA AVE
LOS ANGELES CA 90063

OWNER: CHUN YIAN
APPLICANT: INDIANA RECYCLING

SHEET: **A-2**